

027.A

0004

0076.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
857,200 / 857,200  
857,200 / 857,200  
857,200 / 857,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		CLEVELAND ST, ARLINGTON

## OWNERSHIP

Owner 1:	ROSENTHAL CHERYL &	Unit #:	2
Owner 2:	BLUM EDWARD A		
Owner 3:			
Street 1:	76 CLEVELAND ST UNIT 2		
Street 2:			

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET LVL 2
Twn/City:	WOBURN
St/Prov:	MA
Postal:	01801

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7316																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	853,900	3,300		857,200		
							316136
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT								Parcel ID	027.A-0004-0076.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	841,100	3300	.		844,400	844,400	Year End Roll	12/18/2019
2019	102	FV	777,200	3300	.		780,500	780,500	Year End Roll	1/3/2019
2018	102	FV	687,700	3300	.		691,000	691,000	Year End Roll	12/20/2017
2017	102	FV	627,200	3300	.		630,500	630,500	Year End Roll	1/3/2017
2016	102	FV	627,200	3300	.		630,500	630,500	Year End	1/4/2016

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	63343-385		3/6/2014		671,500	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/30/2019	801	Redo Bat	23,500	C					5/17/2018	Measured	DGM	D Mann											
									5/14/2015	SQ Returned	MM	Mary M											
									1/8/2015	NEW CONDO	PC	PHIL C											

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

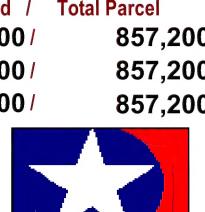
Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good													
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	Rating:			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2										
Year Blt: 1913	Eff Yr Blt: 2014			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict: G16	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 4	Baths: 2	HB						
Const Mod:				% Own: 60.000000000														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.4 %			Exterior:		No Unit	RMS	BRs	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	8	4						
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:		%		Total:	0.4 %			Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 15 - H.V.A.C																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 027.A-0004-0076.2								<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1 10X20	A	AV	1913		27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300		<b>AssessPro Patriot Properties, Inc</b>				